

1971

Rosemont  
"As is" 914 Franklinton Rd.

RG 48 S 40 BOX 1

11/25/24



Front - 914 Franklin Town Rd



REAR - 914 FRANKLIN TOWN RD

914 Frankforton Ca



914 Franklin





ROSEMONT AREA  
Sept. 7, 1971

Property Address: 914 Franklinton Rd.

Use: 1 DU

Owner: Mayor and City Council

Estimator: D. G. Sipes

EXTERIOR

Code

Incipient Above  
code

FRONT

1. Porch
  - a. Repair frame work under porch
  - b. Replace defective wood support column S. side
  - c. Replace defective facer, soffit and framework on front and south side of porch roof
  - d. Replace wood floor
  - e. Replace steps, carriages(3) treads & risers
  - f. Install newel post, rails and balusters
2. Install metal downspout
3. Install new porch roof
4. Paint all metal, spouting
5. Paint all woodwork, cornice, porch, steps, windows and doors

REAR

1. 2nd floor rear, replace defective asphalt shingles
2. Repair 1st floor porch
3. Repair defective wire fence
4. Install gate
5. Paint all woodwork, 1st floor porch, windows and doors
6. Paint metal gutter and spouting

ROOF -

Install 10 year built-up roof

INTERIOR

1ST FLOOR HALL

1. Replace wood entrance door
2. Replace broken radiator section
3. Remove all scaling paint
4. Paint ceiling, walls and woodwork

**INTERIOR CONTINUED**ABC**1ST FLOOR FRONT**

1. Replace defective wood sash
  - a. Install sash chains
  - b. Make sash operable
  - c. Install sash locks
- \* 2. Paint ceiling, walls and woodwork

**1ST FLOOR DINING ROOM**

1. Replace broken glass in sash
  - a. Install sash chains
  - b. Install sash locks
  - c. Make sash operable
2. Repair defective wood floor
3. Install thermostat
- \* 4. Paint ceiling, walls and woodwork

**1ST FLOOR KITCHEN**

1. Replace defective floor covering (tile)
2. Repair metal ceiling
3. Install faucets on sink
4. Rework door to pantry
5. Rework door to basement
- \* 6. Paint ceiling, walls and woodwork
7. Rework wood exit door

**1ST-FLOOR PANTRY**

- \* 1. Rework wood window unit
2. Paint, ceiling, walls and woodwork

**BASEMENT**

1. Replace defective wood exit door
2. Replace defective water lines to laundry trays
3. Install vent to water heater
4. Install relief valve on water heater
- \* 5. Clean, repair and make furnace operable

**1ST-2ND FLOOR STAIRWAY AND HALL**

- \* 1. Remove defective coving from treads
2. Rehang closet door, install locking hardware
3. Repair all defective plaster
4. Paint ceiling, walls and woodwork

INTERIOR CONTINUED

A

B

C

2ND FLOOR FRONT

- 1. Window units 2
  - a. Replace 3 glass
  - b. Install sash chains
  - c. Install window stops and beading
  - d. Make sash operable
- 2. Remove all loose paper
- 3. Repair all defective plaster
- 4. Paint ceiling, walls and woodwork

2ND FLOOR MIDDLE

- 1. Rehang wood entrance door
- 2. Paint ceiling - walls + WOODWORK

2ND FLOOR BATH

- 1. Repair broken toilet
- 2. Replace lavatory basin
- 3. Install existing tub, new water lines, code faucets
- 4. Remove broken lead bends and install new sanitary line according to Baltimore City Plumbing Code
- 5. Remove defective wall covering
- 6. Remove all scaling paint
- 7. Repair all defective plaster
- 8. Make ventilator in skylite operable
- 9. Paint ceiling, walls and woodwork

2ND FLOOR REAR BEDROOM

- 1. Rehang entrance door
- 2. Rehang closet door, install locking hardware
- 3. Repair defective wood floor
- 4. Remove all loose paper and scaling paint
- 5. Repair all defective plaster
- 6. Paint ceiling, walls and woodwork

NOTE: Unable to determine operating condition of furnace and water heater  
 Estimate based on conditions and prices prevalent at time of write-up and inspection

A - Code

\$ 3812.<sup>00</sup>

B - Incipient

\$ 175.<sup>00</sup>

C - Above code items are normal procedures for better living conditions

\$ 1065.<sup>00</sup>

Total

\$ 5052.<sup>00</sup>

Front Porch

1. Replace defective ceiling fixture

1st floor hall

1. Replace defective ceiling fixture
2. Install switch cover

1st Floor Front

1. Remove illegal receptacles and wiring
2. Install one (1) 15 amp. duplex receptacle

1st Floor Dining Room

1. Replace defective ceiling fixture
2. Install switch cover
3. Install thermostat
4. Install two (2) 20 amp. appliance outlets

1st Floor Kitchen

1. Replace defective ceiling fixture
2. Install two (2) twenty amp. appliance outlets

Basement

1. Replace defective wiring and fixtures
2. Install 3 wire 100 amp. service with circuit breaker panel

2nd Floor Hall

1. Replace defective ceiling fixture

2nd Floor Front

1. Remove illegal wiring and receptacles
2. Install two (2) twenty amp. receptacles

2nd Floor Middle

1. Remove illegal wiring and receptacles
2. Install two (2) 15 amp duplex receptacles
3. Replace defective ceiling fixture

2nd Floor Bath

1. Install ceiling fixture and wall switch

2nd Floor Rear

1. Remove illegal wiring and receptacles
2. Install two (2) 15 amp. duplex receptacles
3. Replace defective ceiling fixtures

Electrical write-up based on National Electric Code and  
visual electric violations

ROSEMONT AREA

December 14, 1971

PROPERTY ADDRESS: 914 Franklinton Road  
OWNER: Mayor and City Council

USE: 1 D.U.  
ESTIMATOR: Leonard J. Woolfson

EXTERIOR

Front

1. Porch
  - a. Repair frame work under porch.
  - b. Replace defective wood support column, south side.
  - c. Replace defective facer, soffit and framework on front and south side of porch roof.
  - d. Replace wood floor.
  - e. Replace steps, carriages (3) treads and risers.
  - f. Install newel post, rails and balusters.
2. Install metal downspout.
3. Install new porch roof.
4. Paint all metal, spouting.
5. Paint all woodwork, cornice, porch, steps, windows and doors.

Rear

1. Second floor rear, replace defective asphalt shingles.
2. Repair first floor porch.
3. Repair defective wire fence or remove
4. Paint all woodwork, first floor porch, windows and doors.
5. Paint metal gutter and spouting.

Roof

Install 10-year built-up roof.

INTERIOR

First Floor Hall

1. Replace wood entrance door.
2. Replace broken radiator section.
3. Remove all scaling paint, make surfaces smooth.

First Floor Front

1. Replace defective wood sash.
  - a. Install sash chains
  - b. Make sash operable

INTERIOR - ContinuedABCFIRST FLOOR DINING ROOM

1. Replace broken glass in sash
  - a. Install sash chains
  - b. Install sash locks
  - c. Make sash operable
2. Repair defective wood floor
3. Install thermostat

FIRST FLOOR KITCHEN

1. Replace defective floor covering (tile).
2. Repair metal ceiling.
3. Install faucets on sink.
4. Rework door to pantry.
5. Rework door to basement.
6. Rework wood exit door.

FIRST FLOOR PANTRY

1. Rework wood window unit.

BASEMENT

1. Replace defective wood exit door.
2. Replace defective water lines to laundry trays.
3. Install vent to water heater.
4. Install relief valve on water heater.

FIRST - SECOND FLOOR STAIRWAY AND HALL

1. Remove defective coving from treads.
2. Rehang closet door, install locking hardware.
3. Repair all defective plaster, make surfaces smooth.

SECOND FLOOR FRONT

1. Window units, 2.
  - a. Replace 3 glass
  - b. Install sash chains
  - c. Install window stops and beading
  - d. Make sash operable
2. Remove all loose paper.
3. Repair all defective plaster, make surfaces smooth.

2ND FLOOR MIDDLE

A

B

C

1. Rehang wood entrance door

2ND FLOOR BATH

1. Replace broken toilet
2. Replace lavatory basin
3. Install existing tub, new water line, code faucets
4. Remove broken lead bends and install new sanitary line according to Baltimore City Plumbing Code
5. Remove defective wall covering
6. Remove all scaling paint
7. Repair all defective plaster, make surfaces smooth
8. Make ventilator in skylite operable

2ND FLOOR REAR BEDROOM

1. Rehang entrance door
2. Rehang closet door, install locking hardware
3. Repair defective wood floor
4. Remove all loose paper and scaling paint
5. Repair all defective plaster, make surfaces smooth

NOTE: Unable to determine operating condition of furnace and water heater as building was vacant at time of write-up

All Code Items

Total Estimated Cost \$4,000.00

*Leonard J. Wolfson*  
12/26/71

FRONT PORCH

1. Replace defective ceiling fixture

1ST FLOOR HALL

1. Replace defective ceiling fixture
2. Install switch cover

1ST FLOOR FRONT

1. Remove illegal receptacles and wiring
2. Install one (1) 15 amp. duplex receptacle

1ST FLOOR DINING ROOM

1. Replace defective ceiling fixture
2. Install switch cover
3. Install thermostat

1ST FLOOR KITCHEN

1. Replace defective ceiling fixture
2. Install two (2) twenty amp. appliance outlets

BASEMENT

1. Replace defective wiring and fixtures
2. Install 3 wire 100 amp. service with circuit breaker panel

2ND FLOOR HALL

1. Replace defective ceiling fixture

2ND FLOOR FRONT

1. Remove illegal wiring and receptacles
2. Install two (2) fifteen amp. receptacles

2ND FLOOR MIDDLE

1. Remove illegal wiring and receptacles
2. Install two (2) 15 amp duplex receptacles
3. Replace defective ceiling fixture

2ND FLOOR BATH

1. Install ceiling fixture and wall switch

2ND FLOOR REAR

1. Remove illegal wiring and receptacles
2. Install two (2) 15 amp. duplex receptacles
3. Replace defective ceiling fixtures

914 Franklinton

"As Is" purchaser

Mr. Daniel Peterkin  
912 Franklinton

914 Franklinton

235 (j) purchase price - \$16,265

2 story/ 3 bedroom

## Rehab Cost Estimate

914 Franklinton

\$5,052 rehab cost

3% loan for 30 years

\$21.09 / month

914 Franklinton

Fair Market Value

Add On

Total

\$ 7,659

\$ 2,475

\$ 10,134

914 Franklinton Rd. Purchase  
Conventional

\$ 7,659 fair market value paid

downpayment (20%) \$ 1532

settlement costs \$ 808  
\$ 2,340

mortgage (7 1/2%, 30 yrs.) \$ 42.00 / mo

taxes (\$360 / yr.) \$ 30.00 / mo

public cost (30 yrs, 3%  
\$5052) \$ 21.09 / mo

\$ 93.09 / mo

